HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2010

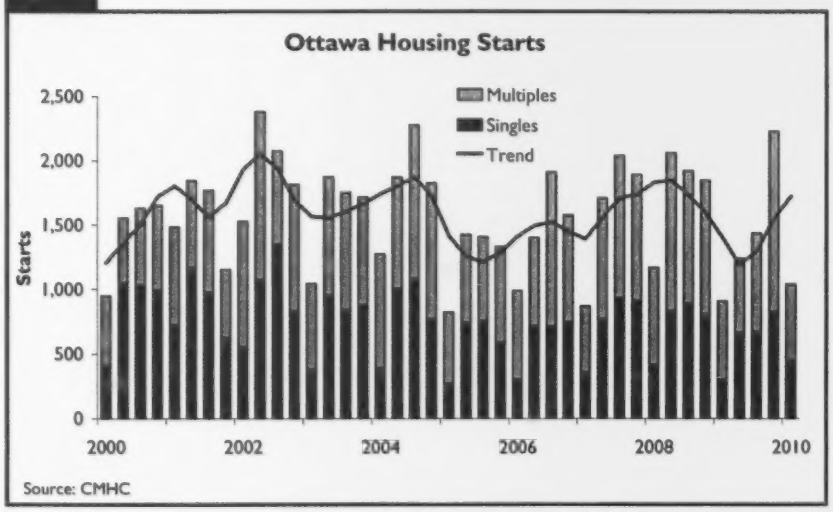
New Home Market

Ottawa Housing Construction Up 15 Per Cent in Q1

Ottawa's New Home Market posted a healthy first quarter with housing starts surging by 15 per cent in Q1 2010 compared to the same period last year. In addition the upward trend suggests that strong levels of construction that occurred late last year are being sustained early on this year. All low rise categories, single-detached, semi-detached and townhome housing categories were particularly strong growing by 50, 60 and 68 per cent respectively.

Strong affordability associated with very low interest rates and lack of sufficient listings in the resale market were some of the factors sustaining demand for new housing and supporting positive growth for bigger dwellings in Ottawa CMA. In

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 **New Home Market**
Ottawa Housing Construction Up 15 Per Cent in Q1
Affordability Increases in Suburbs
Condominium Apartments Remain Volatile

2 **Resale Market**
Ottawa's Resale Market Setting New Record in Q1
Downtown Condominium Apartments Remain Robust
Homes in the Outskirts Became Increasingly Popular

3 **Hotel-Condominium Apartments Increase in Popularity**

4 **Maps**

10 **Tables**

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addition the incoming HST at mid-year is bringing some housing demand forward.

First-time home buyers took advantage of low borrowing costs in the first quarter. Going into the spring and summer months, expect townhomes and apartments to lead the way, as economic and demographic trends support higher density dwellings in the Capital region.

Affordability Increases in Suburbs

New construction activity got under way strongly in Nepean in the first quarter with 230 new properties brought up to the market. Outside the greenbelt, this region remained one of the most popular areas this quarter, with almost half of their construction in single-detached homes. In Nepean, these type of dwellings posted a decline in their average price of 5.8 per cent when compared to the previous year's first quarter.

Remarkable performances from Cumberland and Kanata, up 92 per cent and 223 per cent from last year, respectively were witnessed in the first three months of 2010. These two areas recorded new single-detached homes' average prices more affordable than the overall average price for the Capital City.

As developers try to keep the prices at an affordable level, the average price for a single-detached home in Ottawa CMA declined by 2.2 per cent and stood just below the $400,000 benchmark this quarter.

Condominium Apartments Remain Volatile

The most significant decrease to new starts was seen in the Old City of Ottawa, which declined 83 per cent from Q1 2009. This deterioration was mainly due to a decline in condominium apartments. Despite the volatility attributed to these dwellings, they have been growing consistently for the last seven years. Year-to-date condominium apartment completions in this region are 55 per cent higher that the previous year's first three months. As well, condo apartment sales have been increasing significantly in the last three quarters.

Resale Market

Ottawa's Resale Market Setting New Record in Q1

Ottawa's Resale Market activity remained strong this quarter, leaving no doubt that it is sustained by resilient economic fundamentals. Although year over year sales recovery was coming from a previous decline, the 35 per cent increase in total sales appeared extraordinary. This growth resulting partly from sales being brought forward in anticipation of higher mortgage rates was particularly strong for condominium properties. Condominiums increased by almost 50 per cent, to reach an all-time record high for first quarters.

A modest growth in new listings during this year's first three months was not enough to meet the increasing demand for existing homes in the Capital City. As a result, the local real estate market was faced with declining inventory, where homes were sold within a month of being listed. The excess of demand over supply was reflected in the sales-to-new-listings ratio, which suggested that the Ottawa resale home market remained deep into the seller's territory.

	MLS® Sales						MLS® Prices ($)					
	March			Year-to-Date			March			Year-to-Date		
UNIT TYPE	2009	2010	% Chg.	2009	2010	% Chg.	2009	2010	% Chg.	2009	2010	% Chg.
SINGLE- DETACHED	**642**	**834**	**29.9**	**1,350**	**1,775**	**31.5**	**325,594**	**376,261**	**15.6**	**319,594**	**364,014**	**13.9**
Bungalow	*192*	*232*	*20.8*	*399*	*502*	*25.8*	*279,005*	*320,496*	*14.9*	*284,637*	*311,601*	*9.5*
Two-Storey	*316*	*405*	*28.2*	*663*	*888*	*33.9*	*366,972*	*422,582*	*15.2*	*356,592*	*408,329*	*14.5*
Other Single-Detached	*134*	*197*	*47.0*	*288*	*385*	*33.7*	*294,769*	*346,704*	*17.6*	*282,851*	*330,141*	*16.7*
ROW	**195**	**235**	**20.5**	**403**	**511**	**26.8**	**258,729**	**290,908**	**12.4**	**258,985**	**293,378**	**13.3**
SEMI	**74**	**103**	**39.2**	**183**	**238**	**30.1**	**286,486**	**325,647**	**13.7**	**286,771**	**321,887**	**12.2**
CONDOMINIUM	**250**	**327**	**30.8**	**541**	**806**	**49.0**	**208,936**	**240,409**	**15.1**	**207,923**	**254,291**	**22.3**
Apartment	*118*	*173*	*46.6*	*242*	*453*	*87.2*	*219,249*	*266,271*	*21.4*	*222,773*	*287,377*	*29.0*
Row	*129*	*134*	*3.9*	*291*	*310*	*6.5*	*195,169*	*212,852*	*9.1*	*191,320*	*210,317*	*9.9*
Other Condominiums	*3*	*20*	*566.7*	*8*	*43*	*437.5*	*395,300*	*201,335*	*-49.1*	*362,613*	*222,756*	*-38.6*
OTHERS	**9**	**17**	**88.9**	**26**	**43**	**65.4**	**437,615**	**431,373**	**n/a**	**398,417**	**459,542**	**15.3**
TOTAL	**1,170**	**1,516**	**29.6**	**2,503**	**3,373**	**34.8**	**287,911**	**330,906**	**14.9**	**284,118**	**325,339**	**14.5**

Source: Ottawa Real Estate Board

* Properties under Row type include only those with six units or more

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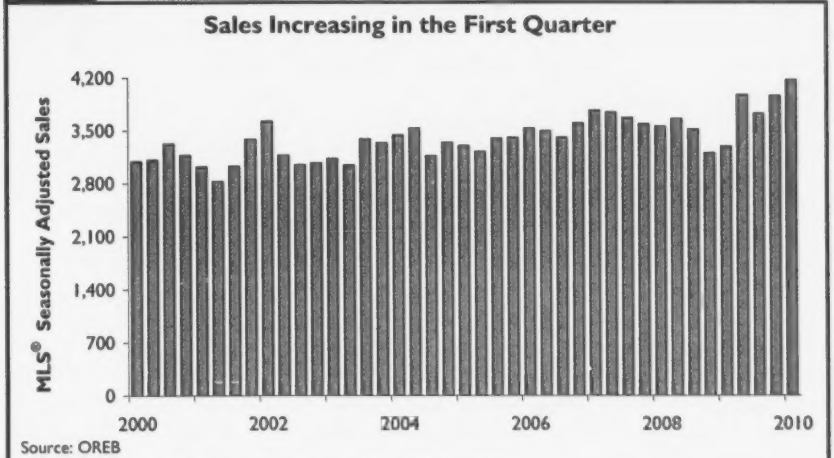
Figure 2



Source: OREB

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Seller's market conditions indicate that there might be pressure on prices to increase beyond the inflation rate. Accordingly, the average MLS price for Ottawa in Q1 2010 posted a 15 per cent increase. The healthy growth this year can be explained to some extend by the fact that in Q1 2009 Ottawa saw deterioration in prices. Despite this healthy increase, low interest rates kept mortgage carrying cost at affordable levels.

Downtown Condominium Apartments Remain Robust

An increase in homeownership demand was particularly strong in Downtown Ottawa. After a decline in 2009, the Old City of Ottawa saw a surge in sales of 77 per cent that resulted in 20 per cent price growth in the first quarter this year. This trend was even more inflated for the condominium apartment market. Healthy employment conditions combined with increasing demand from young professionals and senior population supported housing demand for condominium apartments closer to Downtown.

Homes in the Outskirts Became Increasingly Popular

Although average existing home prices in the regions of Orléans, Barrhaven and Kanata increased by over 17 per cent in Q1, their price is significant below the average resale price in Ottawa CMA. These regions combined account for almost 40 per cent of Ottawa CMA market share. As a result, they have been contributed to drive up the average price for the whole region.

The increasing rate of growth in the outskirts has been sustained by high incomes in the Capital City and increasing demand from young families. As well, new immigrant families find these outlying areas appealing as a high percentage of dwellings are single and semi-detached and town homes that provide bigger living spaces.

Hotel - Condominium Apartments Increase in Popularity

The revitalization of Ottawa's downtown has picked up pace as the investment in non-residential building construction increased in Ottawa CMA by 18 per cent in Q1 2010, when compared to the same period a year earlier. As a result, Ottawa CMA followed the lead of other major cities in Canada, where hotel-condominium apartment mix is becoming increasingly popular. Two factors are promoting this type of dwellings. The first one is the National tourism spending has increased 0.4 per cent in real terms in the last two quarters of 2009 after a year of negative growth. Although the high value of the Canadian dollar had created headwinds for the tourism industry, the Capital of Canada has had a higher hotel occupancy rate than the Canadian average in the last years.

Secondly, the hotel-condominium apartment mix is also very attractive to the increasing ageing population in Canada's cities. In the case of Ottawa, a high proportion of the baby boomers looking to downsize supports demand for condominium apartments closer to the Capital City's core, where amenities and services are easily accessible.

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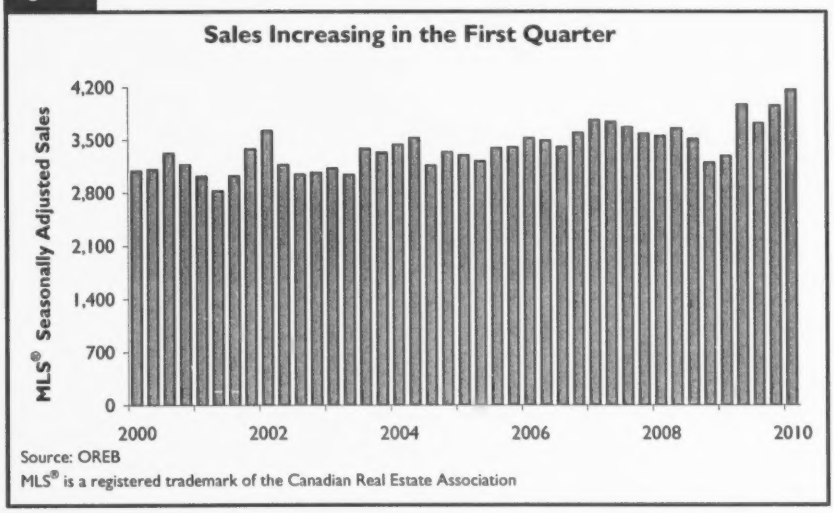

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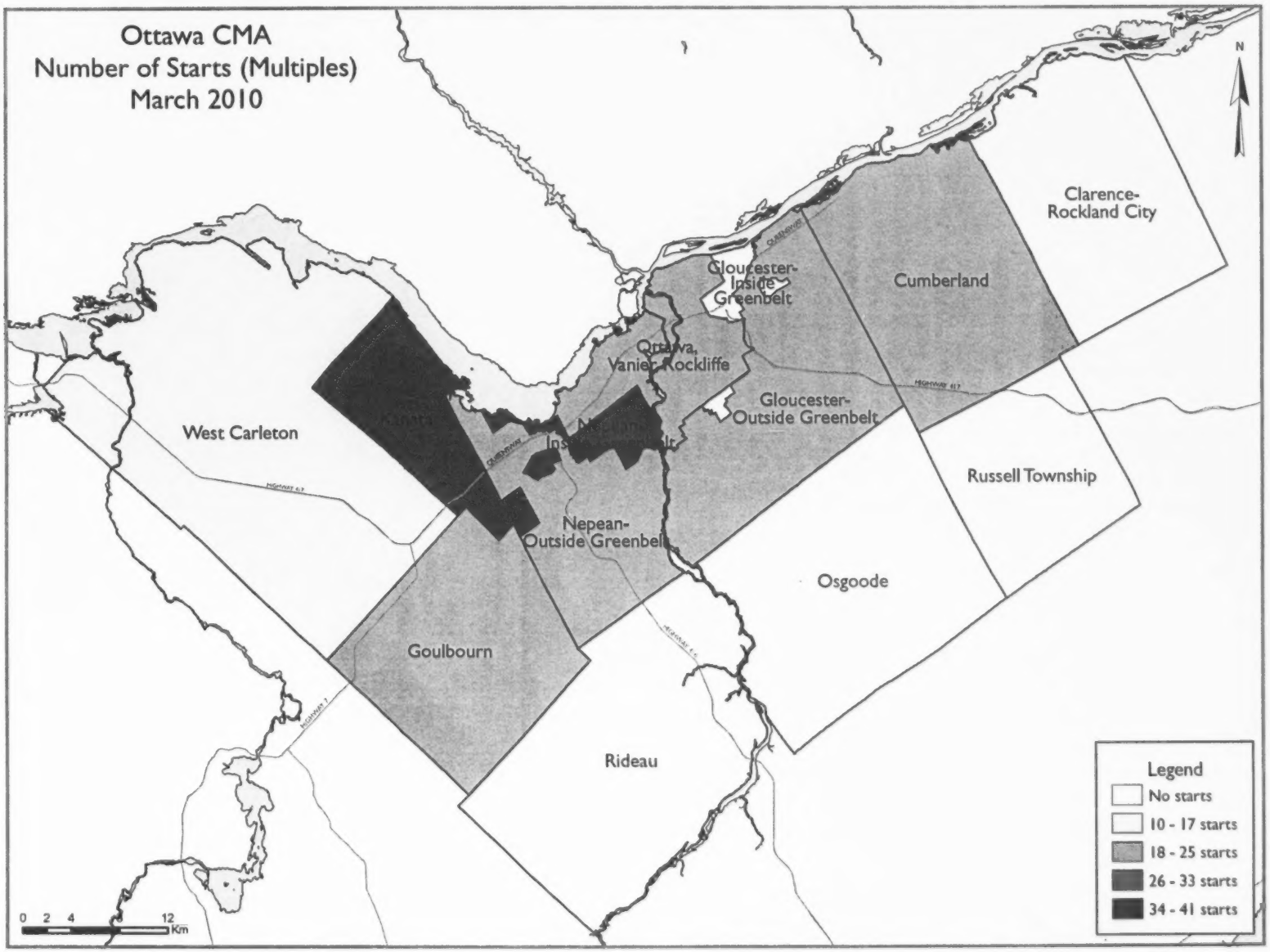
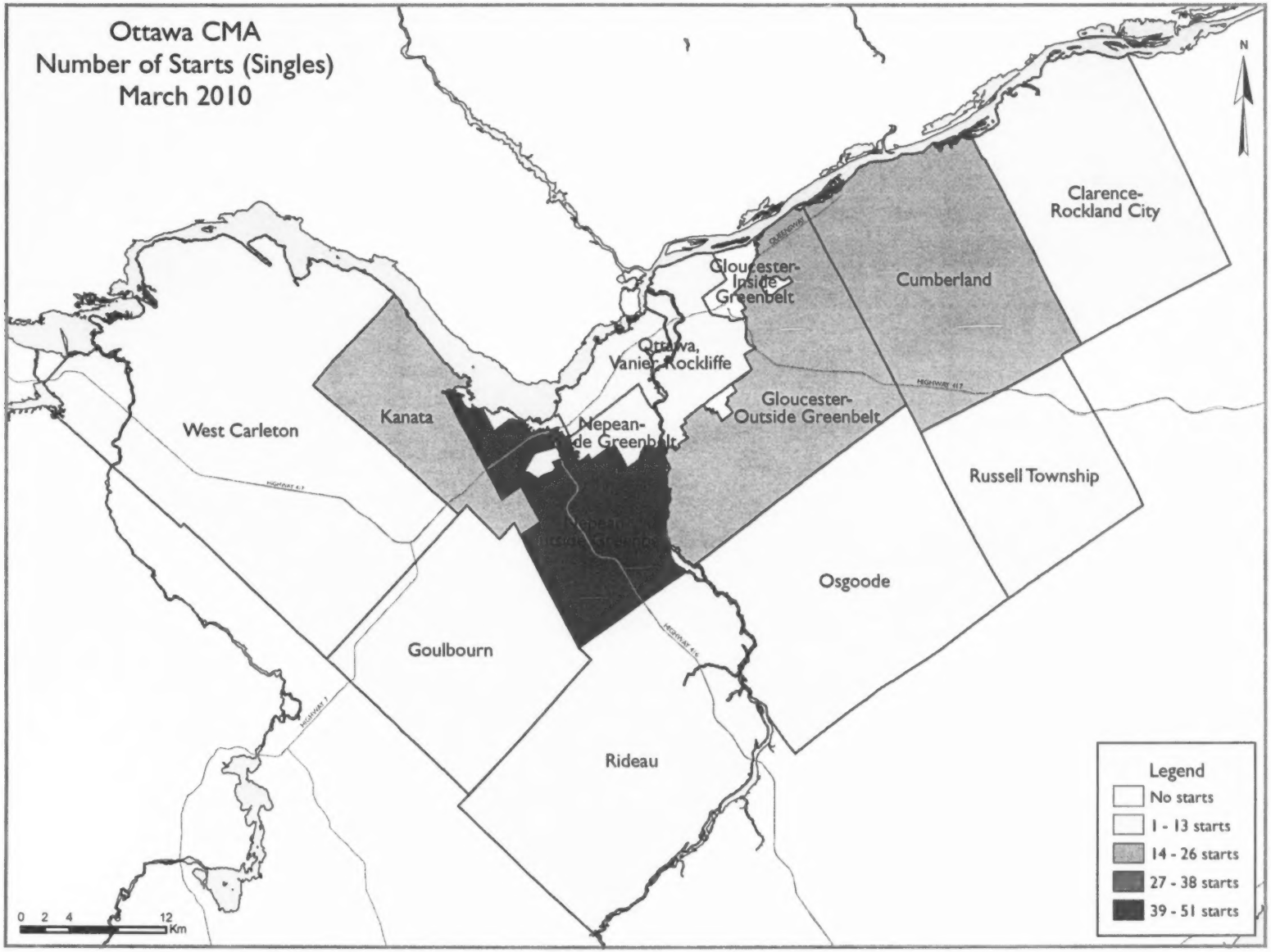
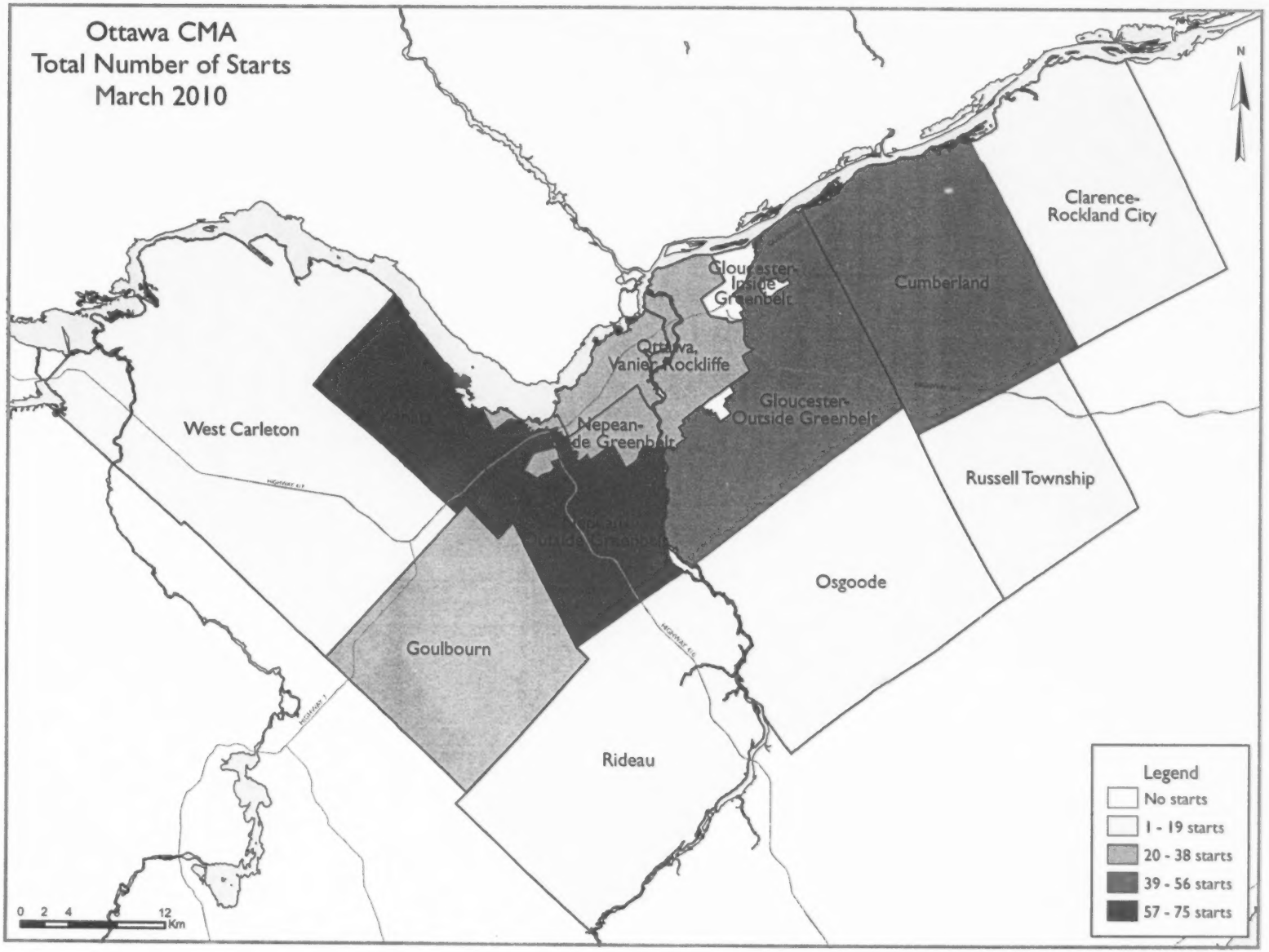
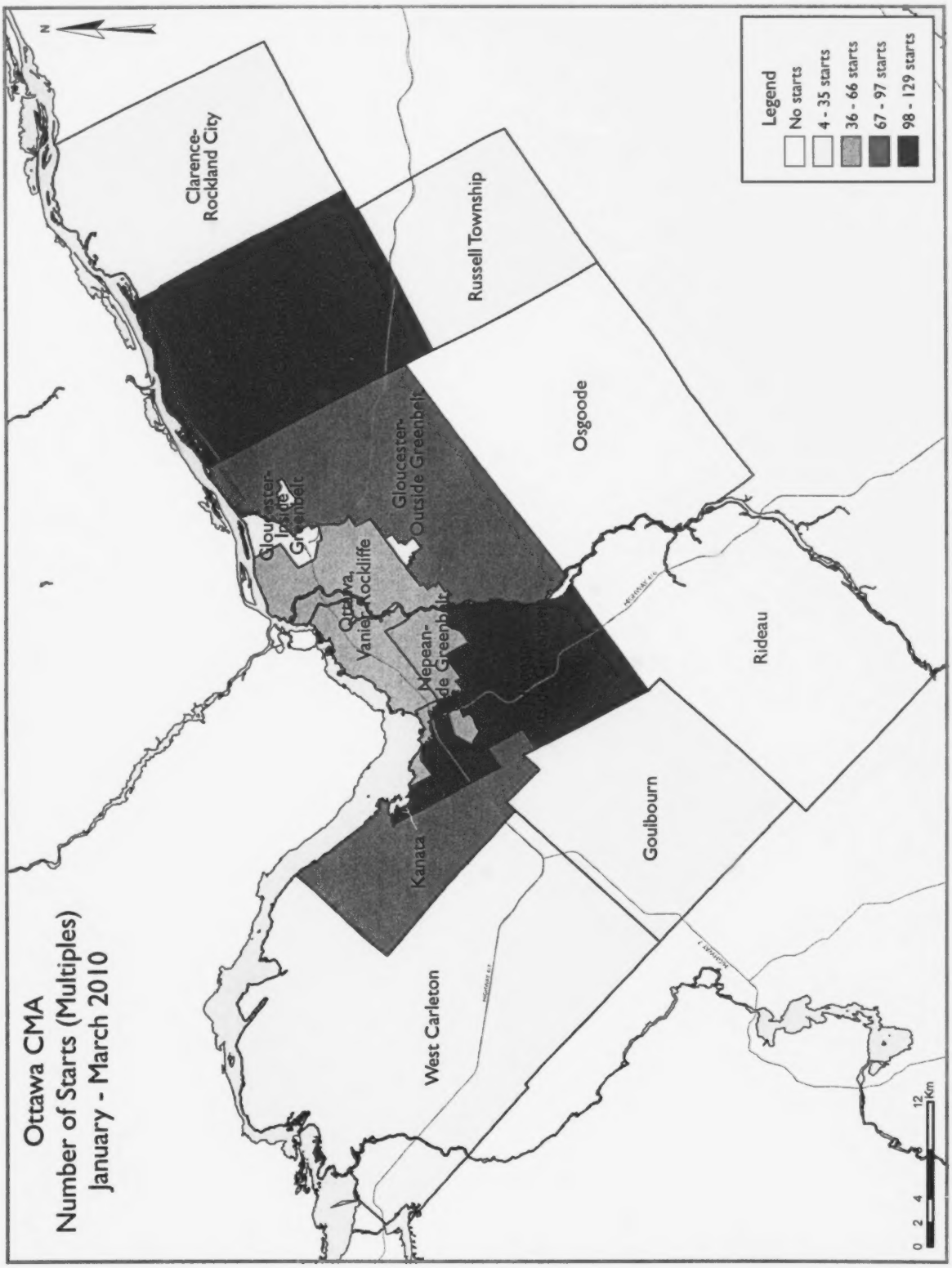
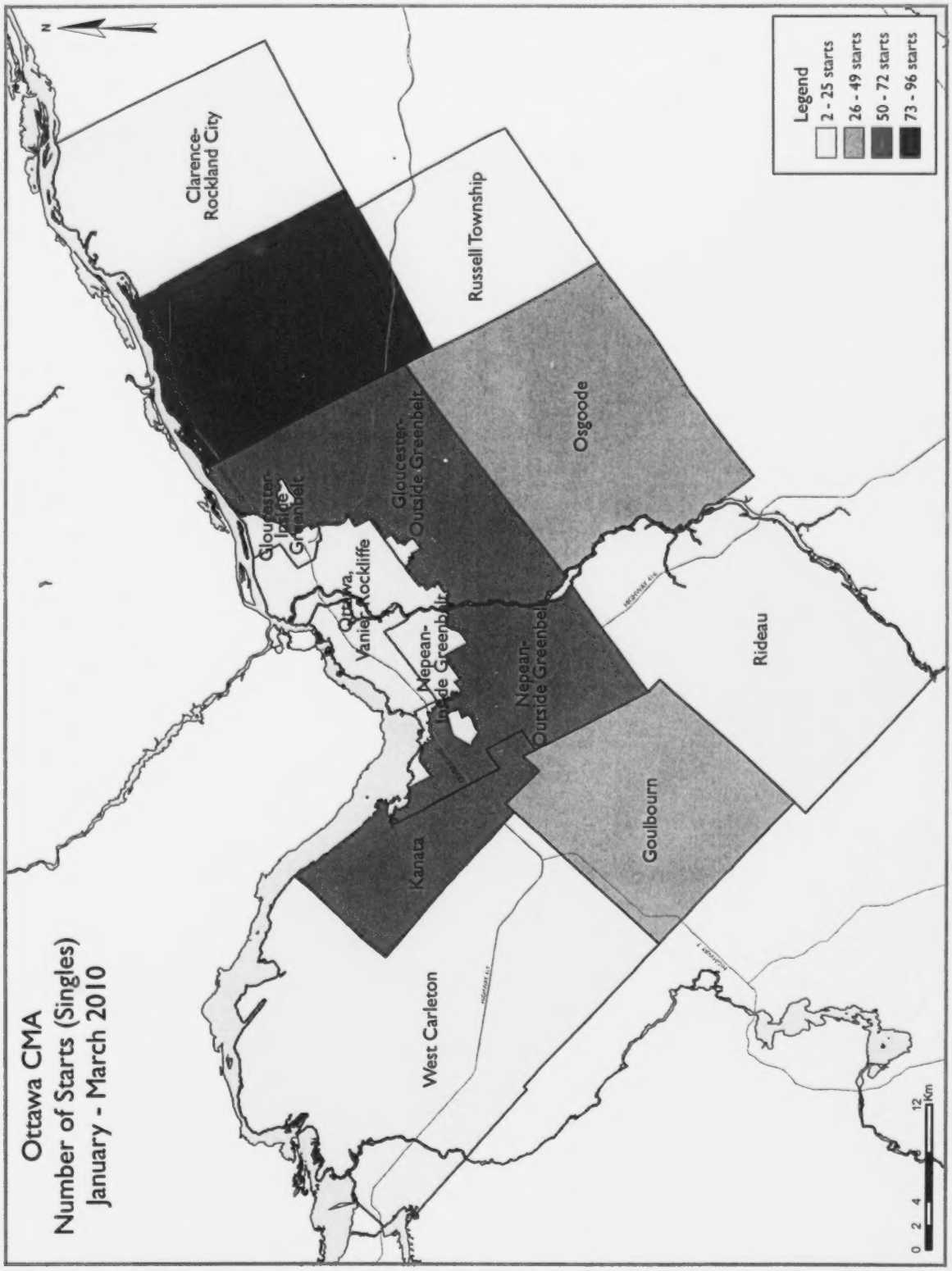
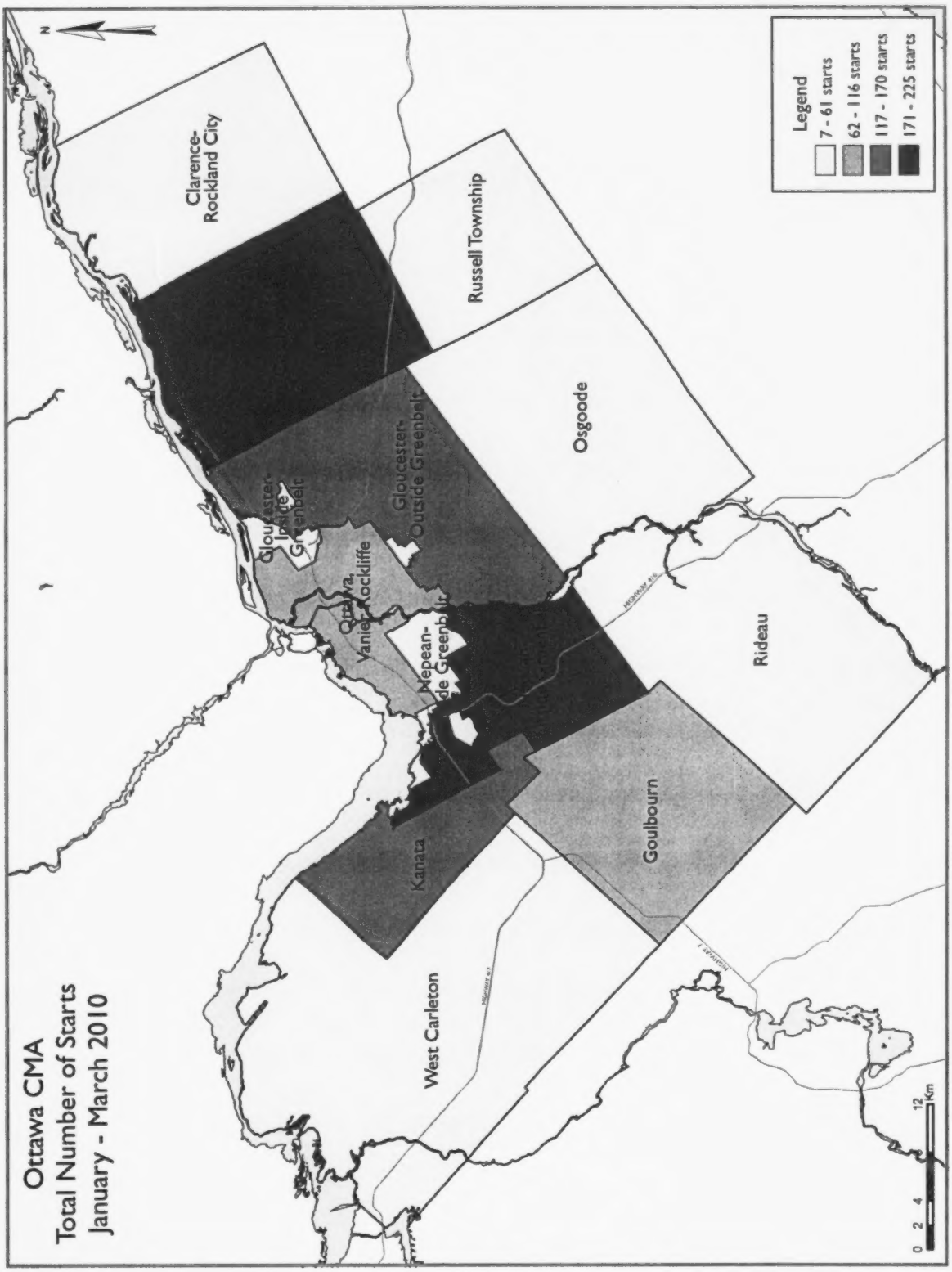

Ottawa CMA
Number of Starts (Multiples)
March 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
10 - 17 starts
18 - 25 starts
26 - 33 starts
34 - 41 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
March 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
No starts
1 - 13 starts
14 - 26 starts
27 - 38 starts
39 - 51 starts


Ottawa CMA
Total Number of Starts
March 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Nepean-
de Greenbelt
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 19 starts
20 - 38 starts
39 - 56 starts
57 - 75 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - March 2010
Legend
No starts
4 - 35 starts
36 - 66 starts
67 - 97 starts
98 - 129 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa
Vanier
Rockcliffe
Nepean-
de Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - March 2010
Legend
2 - 25 starts
26 - 49 starts
50 - 72 starts
73 - 96 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - March 2010
Legend
7 - 61 starts
62 - 116 starts
117 - 170 starts
171 - 225 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-de Greenbelt
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2010	165	14	88	0	0	82	0	18	367
March 2009	129	11	87	0	0	134	0	0	361
% Change	27.9	27.3	1.1	n/a	n/a	-38.8	n/a	n/a	1.7
Year-to-date 2010	453	56	371	0	0	140	4	18	1,042
Year-to-date 2009	303	35	221	0	0	347	3	0	909
% Change	49.5	60.0	67.9	n/a	n/a	-59.7	33.3	n/a	14.6
UNDER CONSTRUCTION									
March 2010	1,532	212	1,621	0	0	1,575	29	203	5,172
March 2009	1,569	145	1,199	0	28	2,055	8	159	5,163
% Change	-2.4	46.2	35.2	n/a	-100.0	-23.4	**	27.7	0.2
COMPLETIONS									
March 2010	158	14	74	0	0	13	0	0	259
March 2009	172	17	162	0	0	121	0	0	472
% Change	-8.1	-17.6	-54.3	n/a	n/a	-89.3	n/a	n/a	-45.1
Year-to-date 2010	542	54	251	0	18	478	6	8	1,357
Year-to-date 2009	606	51	377	0	0	207	0	69	1,310
% Change	-10.6	5.9	-33.4	n/a	n/a	130.9	n/a	-88.4	3.6
COMPLETED & NOT ABSORBED									
March 2010	19	11	104	0	1	138	2	66	341
March 2009	46	12	88	0	1	150	3	29	329
% Change	-58.7	-8.3	18.2	n/a	0.0	-8.0	-33.3	127.6	3.6
ABSORBED									
March 2010	160	14	80	0	0	19	0	4	277
March 2009	173	18	158	0	0	116	1	0	466
% Change	-7.5	-22.2	-49.4	n/a	n/a	-83.6	-100.0	n/a	-40.6
Year-to-date 2010	538	57	252	0	18	488	6	25	1,384
Year-to-date 2009	605	51	372	0	0	208	1	47	1,284
% Change	-11.1	11.8	-32.3	n/a	n/a	134.6	**	-46.8	7.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
March 2010	156	14	88	0	0	82	0	18	358
March 2009	123	10	80	0	0	134	0	0	347
Ottawa, Vanier, Rockcliffe									
March 2010	5	2	0	0	0	0	0	18	25
March 2009	5	2	4	0	0	134	0	0	145
Nepean inside greenbelt									
March 2010	1	0	24	0	0	12	0	0	37
March 2009	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
March 2010	51	4	4	0	0	16	0	0	75
March 2009	37	0	24	0	0	0	0	0	61
Gloucester inside greenbelt									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	2	0	0	0	0	0	0	2
Gloucester outside greenbelt									
March 2010	22	8	4	0	0	10	0	0	44
March 2009	30	2	0	0	0	0	0	0	32
Kanata									
March 2010	22	0	41	0	0	0	0	0	63
March 2009	9	0	12	0	0	0	0	0	21
Cumberland									
March 2010	25	0	5	0	0	20	0	0	50
March 2009	31	0	40	0	0	0	0	0	71
Goulbourn									
March 2010	13	0	0	0	0	24	0	0	37
March 2009	6	4	0	0	0	0	0	0	10
West Carleton									
March 2010	3	0	10	0	0	0	0	0	13
March 2009	2	0	0	0	0	0	0	0	2
Rideau									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	0	0	0	0	0	0	0	0	0
Osgoode									
March 2010	13	0	0	0	0	0	0	0	13
March 2009	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	2	0	7	0	0	0	0	0	9
Russell Township									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	4	1	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
March 2010	165	14	88	0	0	82	0	18	367
March 2009	129	11	87	0	0	134	0	0	361

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
March 2010	1,439	212	1,613	0	0	1,575	25	203	5,067
March 2009	1,490	134	1,185	0	28	2,021	8	150	5,016
Ottawa, Vanier, Rockcliffe									
March 2010	68	66	139	0	0	965	9	203	1,450
March 2009	70	60	112	0	0	1,393	8	17	1,660
Nepean inside greenbelt									
March 2010	6	2	36	0	0	57	0	0	101
March 2009	8	2	23	0	0	273	0	0	306
Nepean outside greenbelt									
March 2010	353	22	395	0	0	160	0	0	930
March 2009	481	2	220	0	0	68	0	0	771
Gloucester inside greenbelt									
March 2010	12	14	24	0	0	0	0	0	50
March 2009	13	4	43	0	0	0	0	0	60
Gloucester outside greenbelt									
March 2010	204	58	111	0	0	104	0	0	477
March 2009	159	10	154	0	28	134	0	0	485
Kanata									
March 2010	207	34	422	0	0	8	0	0	671
March 2009	186	16	345	0	0	0	0	133	680
Cumberland									
March 2010	238	0	265	0	0	257	16	0	776
March 2009	197	4	187	0	0	129	0	0	517
Goulbourn									
March 2010	165	14	101	0	0	24	0	0	304
March 2009	177	30	77	0	0	24	0	0	308
West Carleton									
March 2010	92	2	116	0	0	0	0	0	210
March 2009	88	0	24	0	0	0	0	0	112
Rideau									
March 2010	18	0	0	0	0	0	0	0	18
March 2009	26	0	0	0	0	0	0	0	26
Osgoode									
March 2010	76	0	4	0	0	0	0	0	80
March 2009	85	6	0	0	0	0	0	0	91
Clarence-Rockland City									
March 2010	70	0	8	0	0	0	0	0	78
March 2009	37	8	14	0	0	34	0	0	93
Russell Township									
March 2010	23	0	0	0	0	0	4	0	27
March 2009	42	3	0	0	0	0	0	9	54
Ottawa-Gatineau CMA (Ontario portion)									
March 2010	1,532	212	1,621	0	0	1,575	29	203	5,172
March 2009	1,569	145	1,199	0	28	2,055	8	159	5,163

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
March 2010	149	10	74	0	0	13	0	0	246
March 2009	160	17	162	0	0	121	0	0	460
Ottawa, Vanier, Rockcliffe									
March 2010	17	2	3	0	0	0	0	0	22
March 2009	5	7	17	0	0	121	0	0	150
Nepean inside greenbelt									
March 2010	3	0	0	0	0	0	0	0	3
March 2009	2	0	8	0	0	0	0	0	10
Nepean outside greenbelt									
March 2010	21	0	21	0	0	13	0	0	55
March 2009	45	0	17	0	0	0	0	0	62
Gloucester inside greenbelt									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	2	0	4	0	0	0	0	0	6
Gloucester outside greenbelt									
March 2010	13	0	12	0	0	0	0	0	25
March 2009	5	2	10	0	0	0	0	0	17
Kanata									
March 2010	23	4	11	0	0	0	0	0	38
March 2009	27	2	16	0	0	0	0	0	45
Cumberland									
March 2010	32	0	0	0	0	0	0	0	32
March 2009	32	0	22	0	0	0	0	0	54
Goulbourn									
March 2010	12	0	27	0	0	0	0	0	39
March 2009	16	6	22	0	0	0	0	0	44
West Carleton									
March 2010	13	0	0	0	0	0	0	0	13
March 2009	11	0	46	0	0	0	0	0	57
Rideau									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	2	0	0	0	0	0	0	0	2
Osgoode									
March 2010	10	4	0	0	0	0	0	0	14
March 2009	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
March 2010	7	2	0	0	0	0	0	0	9
March 2009	5	0	0	0	0	0	0	0	5
Russell Township									
March 2010	2	2	0	0	0	0	0	0	4
March 2009	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
March 2010	158	14	74	0	0	13	0	0	259
March 2009	172	17	162	0	0	121	0	0	472

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
March 2010	14	11	104	0	1	126	2	66	324
March 2009	43	12	88	0	1	138	3	29	314
Ottawa, Vanier, Rockcliffe									
March 2010	0	7	4	0	0	100	1	0	112
March 2009	1	8	9	0	0	106	0	4	128
Nepean inside greenbelt									
March 2010	0	0	1	0	0	0	0	8	9
March 2009	0	0	3	0	0	8	0	25	36
Nepean outside greenbelt									
March 2010	4	2	22	0	1	8	1	0	38
March 2009	1	0	11	0	1	14	1	0	28
Gloucester inside greenbelt									
March 2010	0	0	3	0	0	5	0	0	8
March 2009	0	2	2	0	0	8	0	0	12
Gloucester outside greenbelt									
March 2010	4	0	22	0	0	13	0	0	39
March 2009	9	2	13	0	0	1	2	0	27
Kanata									
March 2010	0	0	22	0	0	0	0	58	80
March 2009	7	0	15	0	0	0	0	0	22
Cumberland									
March 2010	3	0	18	0	0	0	0	0	21
March 2009	13	0	19	0	0	0	0	0	32
Goulbourn									
March 2010	1	1	10	0	0	0	0	0	12
March 2009	1	0	9	0	0	1	0	0	11
West Carleton									
March 2010	0	0	2	0	0	0	0	0	2
March 2009	1	0	7	0	0	0	0	0	8
Rideau									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	1	0	0	0	0	0	0	0	1
Osgoode									
March 2010	1	1	0	0	0	0	0	0	2
March 2009	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
March 2010	0	0	0	0	0	12	0	0	12
March 2009	0	0	0	0	0	12	0	0	12
Russell Township									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
March 2010	19	11	104	0	1	138	2	66	341
March 2009	46	12	88	0	1	150	3	29	329

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
March 2010	150	10	80	0	0	18	0	4	262
March 2009	161	18	158	0	0	116	1	0	454
Ottawa, Vanier, Rockcliffe									
March 2010	17	2	3	0	0	5	0	4	31
March 2009	6	10	18	0	0	115	0	0	149
Nepean inside greenbelt									
March 2010	3	0	1	0	0	1	0	0	5
March 2009	2	0	7	0	0	1	0	0	10
Nepean outside greenbelt									
March 2010	21	0	24	0	0	11	0	0	56
March 2009	45	0	21	0	0	0	0	0	66
Gloucester inside greenbelt									
March 2010	1	0	0	0	0	1	0	0	2
March 2009	2	0	4	0	0	0	0	0	6
Gloucester outside greenbelt									
March 2010	13	0	13	0	0	0	0	0	26
March 2009	6	0	10	0	0	0	1	0	17
Kanata									
March 2010	23	5	13	0	0	0	0	0	41
March 2009	25	2	15	0	0	0	0	0	42
Cumberland									
March 2010	33	0	1	0	0	0	0	0	34
March 2009	31	0	20	0	0	0	0	0	51
Goulbourn									
March 2010	11	0	25	0	0	0	0	0	36
March 2009	16	6	20	0	0	0	0	0	42
West Carleton									
March 2010	13	0	0	0	0	0	0	0	13
March 2009	11	0	43	0	0	0	0	0	54
Rideau									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	2	0	0	0	0	0	0	0	2
Osgoode									
March 2010	11	3	0	0	0	0	0	0	14
March 2009	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
March 2010	8	2	0	0	0	1	0	0	11
March 2009	5	0	0	0	0	0	0	0	5
Russell Township									
March 2010	2	2	0	0	0	0	0	0	4
March 2009	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
March 2010	160	14	80	0	0	19	0	4	277
March 2009	173	18	158	0	0	116	1	0	466

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Ottawa City	156	123	14	10	88	80	100	134	358	347	3.2
Ottawa, Vanier, Rockcliffe	5	5	2	2	0	4	18	134	25	145	-82.8
Nepean inside greenbelt	1	1	0	0	24	0	12	0	37	1	**
Nepean outside greenbelt	51	37	4	0	4	24	16	0	75	61	23.0
Gloucester inside greenbelt	0	0	0	2	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	22	30	8	2	4	0	10	0	44	32	37.5
Kanata	22	9	0	0	41	12	0	0	63	21	200.0
Cumberland	25	31	0	0	5	40	20	0	50	71	-29.6
Goulbourn	13	6	0	4	0	0	24	0	37	10	**
West Carleton	3	2	0	0	10	0	0	0	13	2	**
Rideau	1	0	0	0	0	0	0	0	1	0	n/a
Osgoode	13	2	0	0	0	0	0	0	13	2	**
Clarence-Rockland City	5	2	0	0	0	7	0	0	5	9	-44.4
Russell Township	4	4	0	1	0	0	0	0	4	5	-20.0
Ottawa-Gatineau CMA (Ontario Portion)	165	129	14	11	88	87	100	134	367	361	1.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	431	289	56	28	363	210	158	347	1,008	874	15.3
Ottawa, Vanier, Rockcliffe	12	6	8	4	0	29	44	323	64	362	-82.3
Nepean inside greenbelt	2	1	0	0	24	0	12	0	38	1	**
Nepean outside greenbelt	70	97	4	0	86	61	32	0	192	158	21.5
Gloucester inside greenbelt	2	4	4	2	10	10	0	0	16	16	0.0
Gloucester outside greenbelt	72	52	34	6	33	30	10	24	149	112	33.0
Kanata	69	24	4	2	74	22	8	0	155	48	**
Cumberland	96	57	0	2	101	58	28	0	225	117	92.3
Goulbourn	49	23	2	10	0	0	24	0	75	33	127.3
West Carleton	18	13	0	0	35	0	0	0	53	13	**
Rideau	7	2	0	0	0	0	0	0	7	2	**
Osgoode	34	10	0	2	0	0	0	0	34	12	183.3
Clarence-Rockland City	15	7	0	4	8	14	0	0	23	25	-8.0
Russell Township	7	7	0	3	4	0	0	0	11	10	10.0
Ottawa-Gatineau CMA (Ontario Portion)	453	303	56	35	375	224	158	347	1,042	909	14.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Ottawa City	88	80	0	0	82	134	18	0
Ottawa, Vanier, Rockcliffe	0	4	0	0	0	134	18	0
Nepean inside greenbelt	24	0	0	0	12	0	0	0
Nepean outside greenbelt	4	24	0	0	16	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	0	0	0	10	0	0	0
Kanata	41	12	0	0	0	0	0	0
Cumberland	5	40	0	0	20	0	0	0
Goulbourn	0	0	0	0	24	0	0	0
West Carleton	10	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	7	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	88	87	0	0	82	134	18	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	363	207	0	3	140	347	18	0
Ottawa, Vanier, Rockcliffe	0	26	0	3	26	323	18	0
Nepean inside greenbelt	24	0	0	0	12	0	0	0
Nepean outside greenbelt	86	61	0	0	32	0	0	0
Gloucester inside greenbelt	10	10	0	0	0	0	0	0
Gloucester outside greenbelt	33	30	0	0	10	24	0	0
Kanata	74	22	0	0	8	0	0	0
Cumberland	101	58	0	0	28	0	0	0
Goulbourn	0	0	0	0	24	0	0	0
West Carleton	35	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	14	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	371	221	4	3	140	347	18	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Ottawa City	258	213	82	134	18	0	358	347
Ottawa, Vanier, Rockcliffe	7	11	0	134	18	0	25	145
Nepean inside greenbelt	25	1	12	0	0	0	37	1
Nepean outside greenbelt	59	61	16	0	0	0	75	61
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	34	32	10	0	0	0	44	32
Kanata	63	21	0	0	0	0	63	21
Cumberland	30	71	20	0	0	0	50	71
Goulbourn	13	10	24	0	0	0	37	10
West Carleton	13	2	0	0	0	0	13	2
Rideau	1	0	0	0	0	0	1	0
Osgoode	13	2	0	0	0	0	13	2
Clarence-Rockland City	5	9	0	0	0	0	5	9
Russell Township	4	5	0	0	0	0	4	5
Ottawa-Gatineau CMA (Ontario Portion)	267	227	82	134	18	0	367	361

Table 2.5: Starts by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	850	524	140	347	18	3	1,008	874
Ottawa, Vanier, Rockcliffe	20	36	26	323	18	3	64	362
Nepean inside greenbelt	26	1	12	0	0	0	38	1
Nepean outside greenbelt	160	158	32	0	0	0	192	158
Gloucester inside greenbelt	16	16	0	0	0	0	16	16
Gloucester outside greenbelt	139	88	10	24	0	0	149	112
Kanata	147	48	8	0	0	0	155	48
Cumberland	197	117	28	0	0	0	225	117
Goulbourn	51	33	24	0	0	0	75	33
West Carleton	53	13	0	0	0	0	53	13
Rideau	7	2	0	0	0	0	7	2
Osgoode	34	12	0	0	0	0	34	12
Clarence-Rockland City	23	25	0	0	0	0	23	25
Russell Township	7	10	0	0	4	0	11	10
Ottawa-Gatineau CMA (Ontario Portion)	880	559	140	347	22	3	1,042	909

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Ottawa City	149	160	10	17	74	162	13	121	246	460	-46.5
Ottawa, Vanier, Rockcliffe	17	5	2	7	3	17	0	121	22	150	-85.3
Nepean inside greenbelt	3	2	0	0	0	8	0	0	3	10	-70.0
Nepean outside greenbelt	21	45	0	0	21	17	13	0	55	62	-11.3
Gloucester inside greenbelt	0	2	0	0	0	4	0	0	0	6	-100.0
Gloucester outside greenbelt	13	5	0	2	12	10	0	0	25	17	47.1
Kanata	23	27	4	2	11	16	0	0	38	45	-15.6
Cumberland	32	32	0	0	0	22	0	0	32	54	-40.7
Goulbourn	12	16	0	6	27	22	0	0	39	44	-11.4
West Carleton	13	11	0	0	0	46	0	0	13	57	-77.2
Rideau	5	2	0	0	0	0	0	0	5	2	150.0
Osgoode	10	13	4	0	0	0	0	0	14	13	7.7
Clarence-Rockland City	7	5	2	0	0	0	0	0	9	5	80.0
Russell Township	2	7	2	0	0	0	0	0	4	7	-42.9
Ottawa-Gatineau CMA (Ontario Portion)	158	172	14	17	74	162	13	121	259	472	-45.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	491	557	50	49	254	377	452	276	1,247	1,259	-1.0
Ottawa, Vanier, Rockcliffe	39	20	8	19	6	31	391	121	444	191	132.5
Nepean inside greenbelt	4	2	0	0	0	20	0	69	4	91	-95.6
Nepean outside greenbelt	151	130	2	4	90	71	25	24	268	229	17.0
Gloucester inside greenbelt	6	9	0	0	3	9	0	10	9	28	-67.9
Gloucester outside greenbelt	52	48	14	4	52	42	0	12	118	106	11.3
Kanata	58	104	10	4	48	50	0	0	116	158	-26.6
Cumberland	70	88	8	0	28	57	36	16	142	161	-11.8
Goulbourn	42	93	4	18	27	27	0	24	73	162	-54.9
West Carleton	30	28	0	0	0	70	0	0	30	98	-69.4
Rideau	15	5	0	0	0	0	0	0	15	5	200.0
Osgoode	24	30	4	0	0	0	0	0	28	30	-6.7
Clarence-Rockland City	44	32	4	0	15	0	34	0	97	32	**
Russell Township	7	17	2	2	4	0	0	0	13	19	-31.6
Ottawa-Gatineau CMA (Ontario Portion)	542	606	56	51	273	377	486	276	1,357	1,310	3.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Ottawa City	74	162	0	0	13	121	0	0
Ottawa, Vanier, Rockcliffe	3	17	0	0	0	121	0	0
Nepean inside greenbelt	0	8	0	0	0	0	0	0
Nepean outside greenbelt	21	17	0	0	13	0	0	0
Gloucester inside greenbelt	0	4	0	0	0	0	0	0
Gloucester outside greenbelt	12	10	0	0	0	0	0	0
Kanata	11	16	0	0	0	0	0	0
Cumberland	0	22	0	0	0	0	0	0
Goulbourn	27	22	0	0	0	0	0	0
West Carleton	0	46	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	74	162	0	0	13	121	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	254	377	0	0	444	207	8	69
Ottawa, Vanier, Rockcliffe	6	31	0	0	383	121	8	0
Nepean inside greenbelt	0	20	0	0	0	0	0	69
Nepean outside greenbelt	90	71	0	0	25	24	0	0
Gloucester inside greenbelt	3	9	0	0	0	10	0	0
Gloucester outside greenbelt	52	42	0	0	0	12	0	0
Kanata	48	50	0	0	0	0	0	0
Cumberland	28	57	0	0	36	16	0	0
Goulbourn	27	27	0	0	0	24	0	0
West Carleton	0	70	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	15	0	0	0	34	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	269	377	4	0	478	207	8	69

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Ottawa City	233	339	13	121	0	0	246	460
Ottawa, Vanier, Rockcliffe	22	29	0	121	0	0	22	150
Nepean inside greenbelt	3	10	0	0	0	0	3	10
Nepean outside greenbelt	42	62	13	0	0	0	55	62
Gloucester inside greenbelt	0	6	0	0	0	0	0	6
Gloucester outside greenbelt	25	17	0	0	0	0	25	17
Kanata	38	45	0	0	0	0	38	45
Cumberland	32	54	0	0	0	0	32	54
Goulbourn	39	44	0	0	0	0	39	44
West Carleton	13	57	0	0	0	0	13	57
Rideau	5	2	0	0	0	0	5	2
Osgoode	14	13	0	0	0	0	14	13
Clarence-Rockland City	9	5	0	0	0	0	9	5
Russell Township	4	7	0	0	0	0	4	7
Ottawa-Gatineau CMA (Ontario Portion)	246	351	13	121	0	0	259	472

Table 3.5: Completions by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	777	983	462	207	8	69	1,247	1,259
Ottawa, Vanier, Rockcliffe	53	70	383	121	8	0	444	191
Nepean inside greenbelt	4	22	0	0	0	69	4	91
Nepean outside greenbelt	243	205	25	24	0	0	268	229
Gloucester inside greenbelt	9	18	0	10	0	0	9	28
Gloucester outside greenbelt	100	94	18	12	0	0	118	106
Kanata	116	158	0	0	0	0	116	158
Cumberland	106	145	36	16	0	0	142	161
Goulbourn	73	138	0	24	0	0	73	162
West Carleton	30	98	0	0	0	0	30	98
Rideau	15	5	0	0	0	0	15	5
Osgoode	28	30	0	0	0	0	28	30
Clarence-Rockland City	61	32	34	0	2	0	97	32
Russell Township	9	19	0	0	4	0	13	19
Ottawa-Gatineau CMA (Ontario Portion)	847	1,034	496	207	14	69	1,357	1,310

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
March 2010	0	0.0	5	5.1	48	48.5	34	34.3	12	12.1	99	389,900	413,984
March 2009	2	1.2	9	5.6	79	49.1	53	32.9	18	11.2	161	390,900	413,668
Year-to-date 2010	0	0.0	39	10.6	163	44.3	124	33.7	42	11.4	368	395,240	410,233
Year-to-date 2009	7	1.3	49	8.8	260	46.8	166	29.9	74	13.3	556	386,900	416,672
Ottawa, Vanier, Rockcliffe													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2009	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	582,900	636,817
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	30.4	16	69.6	23	675,000	768,339
Nepean inside greenbelt													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Nepean outside greenbelt													
March 2010	0	0.0	1	5.6	11	61.1	6	33.3	0	0.0	18	363,900	369,911
March 2009	0	0.0	0	0.0	26	57.8	19	42.2	0	0.0	45	387,990	392,222
Year-to-date 2010	0	0.0	21	14.6	78	54.2	40	27.8	5	3.5	144	369,990	377,503
Year-to-date 2009	0	0.0	1	0.8	75	57.7	48	36.9	6	4.6	130	387,445	400,625
Gloucester inside greenbelt													
March 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	--	--
Gloucester outside greenbelt													
March 2010	0	0.0	0	0.0	3	33.3	6	66.7	0	0.0	9	--	--
March 2009	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	16	35.6	25	55.6	4	8.9	45	419,900	433,737
Year-to-date 2009	0	0.0	1	2.2	20	44.4	18	40.0	6	13.3	45	401,900	423,984
Kanata													
March 2010	0	0.0	3	14.3	16	76.2	2	9.5	0	0.0	21	342,900	352,793
March 2009	0	0.0	0	0.0	14	56.0	8	32.0	3	12.0	25	392,900	420,496
Year-to-date 2010	0	0.0	9	17.0	29	54.7	10	18.9	5	9.4	53	364,900	395,067
Year-to-date 2009	0	0.0	0	0.0	55	54.5	34	33.7	12	11.9	101	393,900	414,454
Cumberland													
March 2010	0	0.0	1	3.2	15	48.4	11	35.5	4	12.9	31	396,900	400,528
March 2009	0	0.0	4	12.9	19	61.3	6	19.4	2	6.5	31	372,900	377,352
Year-to-date 2010	0	0.0	7	10.6	26	39.4	26	39.4	7	10.6	66	398,450	396,146
Year-to-date 2009	0	0.0	13	14.8	50	56.8	21	23.9	4	4.5	88	362,400	371,916
Goulbourn													
March 2010	0	0.0	0	0.0	2	22.2	7	77.8	0	0.0	9	--	--
March 2009	0	0.0	0	0.0	9	56.3	6	37.5	1	6.3	16	390,400	422,250
Year-to-date 2010	0	0.0	2	6.1	12	36.4	18	54.5	1	3.0	33	406,490	408,279
Year-to-date 2009	3	3.2	25	26.9	44	47.3	17	18.3	4	4.3	93	335,990	353,584

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
March 2010	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
March 2009	0	0.0	0	0.0	4	36.4	3	27.3	4	36.4	11	450,000	505,073
Year-to-date 2010	0	0.0	0	0.0	2	28.6	1	14.3	4	57.1	7	--	--
Year-to-date 2009	0	0.0	1	3.6	6	21.4	8	28.6	13	46.4	28	485,000	517,846
Rideau													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	4	--	--
Osgoode													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	2	13.3	5	33.3	3	20.0	3	20.0	2	13.3	15	327,900	359,480
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	3	9.1	7	21.2	5	15.2	8	24.2	10	30.3	33	440,000	429,591
Clarence-Rockland City													
March 2010	4	50.0	1	12.5	2	25.0	1	12.5	0	0.0	8	--	--
March 2009	1	20.0	3	60.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2010	8	22.2	10	27.8	16	44.4	2	5.6	0	0.0	36	295,900	296,143
Year-to-date 2009	9	28.1	12	37.5	8	25.0	1	3.1	2	6.3	32	265,000	302,826
Russell Township													
March 2010	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
March 2009	2	28.6	2	28.6	2	28.6	1	14.3	0	0.0	7	--	--
Year-to-date 2010	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2009	4	23.5	6	35.3	5	29.4	2	11.8	0	0.0	17	297,900	308,875
Ottawa-Gatineau CMA (Ontario portion)													
March 2010	4	3.7	7	6.4	51	46.8	35	32.1	12	11.0	109	384,900	402,542
March 2009	5	2.9	14	8.1	81	46.8	54	31.2	19	11.0	173	387,990	406,925
Year-to-date 2010	8	2.0	53	13.0	180	44.0	126	30.8	42	10.3	409	384,900	398,725
Year-to-date 2009	20	3.3	67	11.1	273	45.1	169	27.9	76	12.6	605	384,900	407,621

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2010						
Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	413,984	413,668	0.1	410,233	416,672	-1.5
Ottawa, Vanier, Rockcliffe	--	--	n/a	636,817	768,339	-17.1
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	369,911	392,222	-5.7	377,503	400,625	-5.8
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	--	n/a	433,737	423,984	2.3
Kanata	352,793	420,496	-16.1	395,067	414,454	-4.7
Cumberland	400,528	377,352	6.1	396,146	371,916	6.5
Goulbourn	--	422,250	n/a	408,279	353,584	15.5
West Carleton	--	505,073	n/a	--	517,846	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	359,480	n/a	--	429,591	n/a
Clarence-Rockland City	--	--	n/a	296,143	302,826	-2.2
Russell Township	--	--	n/a	--	308,875	n/a
Ottawa-Gatineau CMA (Ontario Portion)	402,542	406,925	-1.1	398,725	407,621	-2.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
March 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,426	2,741	2,084	68.4	330,906	14.9	338,115
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	Q1 2010	3,373	34.8		6,214			325,339	14.5	
	YTD 2009	2,503	-9.4		5,854			284,118	-0.6	
	YTD 2010	3,373	34.8		6,214			325,339	14.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85		115.3	498	6.1	72.2	969
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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